

006.0

0002

0006.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

5,488,900 / 5,488,900

USE VALUE: 5,488,900 / 5,488,900

ASSESSED: 5,488,900 / 5,488,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
202-218		MASS AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	STOREY PROPERTIES LLC	
Owner 2:		
Owner 3:		
Street 1:	220 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02474	Type:

## PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

## NARRATIVE DESCRIPTION

This parcel contains 23,810 Sq. Ft. of land mainly classified as Res. / Comm. with a Comm. Block Building built about 1915, having primarily Brick Exterior and 39408 Square Feet, with 25 Units, 18 Baths, 0 3/4 Bath, 3 HalfBaths, 62 Rooms, and 26 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		23810		Sq. Ft.	Site		0	43.25	1.25	CG									1,286,044	112	50				1,286,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										5274
										GIS Ref
										GIS Ref
										Insp Date
										02/17/09

## PREVIOUS ASSESSMENT

Parcel ID 006.0-0002-0006.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	4,202,800	0	23,810.	1,263,700	5,466,500	5,466,500	Year End Roll	12/18/2019
2019	031	FV	3,659,000	0	23,810.	1,189,400	4,848,400	4,848,400	Year End Roll	1/3/2019
2018	031	FV	3,659,000	0	23,810.	1,040,700	4,699,700	4,699,700	Year End Roll	12/20/2017
2017	031	FV	3,659,000	0	23,810.	817,700	4,476,700	4,476,700	Year End Roll	1/3/2017
2016	031	FV	3,659,000	0	23,810.	817,700	4,476,700	4,476,700	Year End	1/4/2016
2015	031	FV	3,286,100	0	23,810.	743,400	4,029,500	4,029,500	Year End Roll	12/11/2014
2014	031	FV	3,286,100	0	23,810.	743,400	4,029,500	4,029,500	Year End Roll	12/16/2013
2013	031	FV	3,286,100	0	23,810.	743,400	4,029,500	4,029,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAIMAN BEATRIC	29423-370		11/25/1998	Family		10	No	No	F

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/24/2016	673	Inter Fi	15,000					206 Mass ave - Kit	5/23/2013	Info Fm Prmt	EMK	Ellen K
3/10/2016	264	Inter Fi	7,500					remodel for Restau	5/23/2013	Info Fm Prmt	EMK	Ellen K
2/29/2016	204	Redo Bat	15,000	2/29/2016				Bathroom renovatio	4/11/2013	Info Fm Prmt	MM	Mary M
2/18/2016	173	Manual	2,000	2/18/2016				Inspect building a	2/17/2009	Meas/Inspect	197	PATRIOT
10/6/2015	1499	Renovate	32,000						3/22/2013	Permit Visit	BR	B Rossignol
9/18/2015	1374	Manual	3,000	9/18/2015				Repairing of the d	2/15/2005	Permit Visit	BR	B Rossignol
1/22/2015	99	Manual						Remove wall panell	12/3/1999	Meas/Inspect	201	PATRIOT
3/22/2013	403	Sign	2,200	C					3/1/1990		PM	Peter M
3/22/2013	404	Manual	1,000	C								
12/5/2012	1599	Sign	1,600									

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Prior Id # 1:	5274
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:19:38
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/09/19	13:46:59
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 62 - Comm. Block	18	Rating: Average		1111 SEATS/THEATRE; CAPITAL THEATRE, QUEBRADA BAKING CO; MAXIMA CENTER; ART BEAT; CONTINENTAL HAIR SALON; COMELLA'S ITALIAN FOOS, DERBY FARNS FLOWERS, 8-2 BEDROOMS \$1400/M 10-1 BEDROOMS \$1200/M. NEEDS INT INSP.															
Sty Ht: 3 - 3 Story		A Bath: Rating:																	
(Liv) Units: 25	Total: 25	3/4 Bath: Rating:																	
Foundation: 3 - BrickorStone		A 3QBth: Rating:																	
Frame: 2 - Steel		1/2 Bath: 3 Rating: Average																	
Prime Wall: 7 - Brick		A HBth: Rating:																	
Sec Wall: %		OthrFix: 14 Rating: Average																	
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>																	
Roof Cover: 4 - Tar & Gravel		Kits: 18 Rating: Average		1st Res Grid Desc: Line 1 # Units: 8															
Color: BRICK		A Kits: 2 Rating: Good		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:		Frl:	Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:														
Grade: B+ - Good (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1915	Eff Yr Blt:	Location:																	
Alt LUC: 112	Alt %: 50	Total Units:																	
Jurisdct:	Fact: .	Floor:																	
Const Mod:		% Own:																	
Lump Sum Adj:		Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: 10	AV - Average	35.	%	Exterior:	No Unit	RMS	BRS	FL	8	4	2	2							
Prim Int Wall: 2 - Plaster				Interior:					10	3	1	3							
Sec Int Wall: %				Additions:															
Partition: T - Typical				Kitchen:															
Prim Floors: 2 - Softwood				Baths:															
Sec Floors: 4 - Carpet	25%	Total:	35%	Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical				Total:	18	62	26												
Insulation: 2 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>											
Int vs Ext: S				Basic \$ / SQ: 110.00	Rate	Parcel ID	Typ	Date	Sale Price										
Heat Fuel: 1 - Oil				Size Adj.: 0.82537556															
Heat Type: 5 - Steam				Const Adj.: 1.00769961															
# Heat Sys: 1				Adj \$ / SQ: 91.490															
% Heated: 100	% AC: 35			Other Features: 216030															
Solar HW: NO	Central Vac: NO			Grade Factor: 1.46															
% Com Wall	% Sprinkled: 0			NBHD Inf: 1.00000000															
				NBHD Mod: 1.00															
				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val												
				Adj Total: 6465996	Juris. Factor:		Before Depr:	133.58											
				Depreciation: 2263098	Special Features: 0		Val/Su Net:	68.40											
				Depreciated Total: 4202897	Final Total: 4202900		Val/Su SzAd:	106.65											
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	006.0-0002-0006.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
1	Metal Shed	D	Y	2.8X10	A	AV	1990		0.00	T	23.2	112							
More: N				Total Yard Items:				Total Special Features:				Total:							